This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
Richard E. Jones , et ux

TO
Marty Glenn Potts, Sr. &
Debbie K. Potts

For draftsman's use

Davidson County DEEDINST
Recvd: 10/20/05 15:39 3 pgs
Fees:18.00 Taxes:512.29

20051020-0126868

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty Glenn Potts, Sr (NAME)	(NAME)	
Debbie K. Potts	Same	
229 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch Tn 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

Principal Indebtedness for Tennessee Recording Tax Purposes $106,100.00.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-29-2008

(AFFIX SEAL)

CHARLES C MORROW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Exp. August 23, 2008

FOR AND IN CONSIDERATION OF the sum of One Hundred-six Thousands- One hundred and No/100 ($106,100.00) **DOLLARS** of which $ 100.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees promise to pay Richard E. Jones, his heirs or assignsee the principal sum of One Hundred - Six Thousands and No/100 Dollars ($106,000.00) with interest of six (6) per cent, in monthly installments on $800.00 per month, according to a note executed by the Grantees herein of even date.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

We, Richard E. Jones & Ruth M. Jones hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Marty Glenn Potts, Sr and wife, Debbie K. Potts, herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Known as 2500 Antioch Pike, Antioch Tennessee.37013. A detail legal discription attached as Exhibit " A "

BILL OF SALE:

This sale also includes 743 Bob Cat, Serial No. _____, 2 dirt buckets, 1 post hole augar and 1 sets of Forks. Title is retain on all of the personal property until the complete note is paid.

It is further agreed that if any monthly note is missed on 1st on any payment date, Glenn Potts willwilfully forfiet the Bob Cat & assecories to Richard E. Jones in as good condition as he received them by Marty Glenn Potts, Sr.

Richard E. Jones
Richard E. Jones, Sellar

Marty G. Potts
Marty G. Potts, Sr Buyer

This is unimproved ( ) improved (X) property, known as 2500 Antioch Pike, Antioch, Tn. 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Kirk C. Waite Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ 50.000.00 until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.
2nd. To the payment of all taxes which may be unpaid on said premises.
3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.
4th. The residue, if any, will be paid to the grantees herein, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 15 day of October 2005

Richard E. Jones — Marty Glenn Potts Sr.

Ruth M. Jones — Debbie Potts

GRANTORS — GRANTEES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersign, a Notary Public in and for said County and State, the within named Richard E. Jones & wife Ruth M. Jones Grantors and, Marty Glenn Potts, Sr. & Wife Debbie K. Potts, Grantees the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 15 day of October 2005

CHARLES C MORROW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Exp August 23, 2008

, Notary Public.

Commission expires 8-29-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .

EXHIBIT A

A tract or parcel of land located in Nashville, in the Second Civil District of Davidson County, Tennessee, to-wit:

BEGINNING at a pin being twenty-seven and five tenths (27.5) feet west of center line of the Nashville to Chattanooga main track of Seaboard Railroad and being three thousand six hundred eighteen (3,618) feet south of Mile Post #9; thence in a line twenty-seven and five tenths (27.5) feet from and parallel to the center line of said track, S 27° 38' 08" E, three hundred sixty-seven and fifty-two hundredths (367.52) feet to a railroad spike; thence in a line parallel to and ten (10) feet from the center line of Antioch Pike, N 68° 14' 57" W, one hundred eleven and four hundredths (111.04) to a railroad spike; thence with the easterly lines of Majors, N 29° 50' 06" E, fifty-eight (58.00) feet to a pin and N 59° 59' 25" W, one hundred ten(110.00) feet to a pin; thence with the easterly line of Huffman and the easterly end of alley, N 27° 38' 08" W, one hundred nineteen (119.00) feet to a pin; thence with the southerly line of Antioch Methodist Church, (fenced), N 61° 15' 40" E, seventy and seventy-seven hundredths (70.77) feet to a pin and continuing with the southerly line of Seaboard Railroad, twenty-two and seventy-three hundredths (22.73) feet (a total distance in all of ninety-three and fifty hundredths (93.50) feet to the BEGINNING, containing .55 acre, more or less.

BEING the same property conveyed to Richard E. Jones by deed from Seaboard System Railroad, Inc., a Virginia corporation of record in Book 6229, page 473, Register's Office for Davidson County, Tennessee.

Ruth M. Jones joins in this deed to release any interest that she may have by virture of her marriage to Richard E. Jones.